



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2504050
Applicant Name: Debora Goodman for Chad Houde
Address of Proposal: 122 W Florentia St

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one (1) parcel into two (2) parcels of land in an Environmentally Critical Area ECA (Land Slide Prone Area). Proposed parcel sizes are: A) 5,382 square feet and B) 1,818 square feet.

The following approvals are required:

Short Subdivision – to subdivide one (1) existing parcel into two (2) parcels. (Chapter 23.24, Seattle Municipal Code)

SEPA - Environmental Determination –
(Chapter 25.05, Seattle Municipal Code)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading, or demolition, or
 involving another agency with jurisdiction.

BACKGROUND DATA

Zoning: Lowrise Two (L2)
Uses on Site: Single Family (no change proposed)
Public Comment: The comment period for this proposal ended on August 3rd, 2005. During the public comment period, DPD no written comments related to the project. Phone calls were received to request information about the project.

Related Project: MUP# 9005362 Permit No. 663972. Establish use as a single family residence with a 2-story addition to an existing garage.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), and Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions of the Land Use Code, and are consistent with applicable development standards. A parking space is to be established on Parcel A. This permit must be finalized before the short plat is recorded. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles).

Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. SCL and Drainage review (DPD) require easements for the subdivision; therefore, conditioning is warranted. The proposal site is located in a land slide prone area.

No building permits are under review at this time, but the applicant does have plans to renovate the existing structure located on proposed Parcel B. Any future proposals will be subject to ECA and geo-technical review.

Summary - Short Subdivision

Review of this application shows that the proposed short subdivision would conform to applicable standards of SMC 23.24.040 subject to the conditions imposed at the end of this decision. There currently is no proposed development. The structures, as reviewed under their separate building permits, conform to the development standards for the time the permit application was vested.

DECISION – SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

ANALYSIS – SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated June 17th, 2005. The information in the checklist, a Geotechnical Report prepared by Earth Consultants, Inc., dated June 8th, 2005 and the experience of the lead agency with review of similar projects form the basis for this analysis and decision. Note that pursuant to SMC 25.05.908.B, the scope of the environmental review of the subject short subdivision is limited to:

1. Documenting whether the proposal is consistent with The City of Seattle Regulations for Environmentally Critical Areas, SMC Chapter 25.09; and
2. Evaluating potentially significant impacts on the environmentally critical area resources not adequately addressed in The City of Seattle Environmentally Critical Areas Policies or the requirements of SMC Chapter 25.09, Regulations for Environmentally Critical

Areas, including additional mitigation measures needed to protect the environmentally critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

The undersigned planner has analyzed the environmental checklist submitted by the project applicant; reviewed the project plans and the additional information in the file; and any comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

Short-term Impacts

The following temporary or construction-related impacts to the environmentally critical area are expected: 1) temporary soil erosion; and 2) increased vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794). Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to applicable SEPA policies.

It should be noted that no new structures are proposed with this application. The applicant has stated that restoration of the existing structure on site is planned. The applicant plans to add a second level bedroom to the existing structure located on proposed Parcel B. The establishment of a parking place on proposed parcel A to be accessed from the abutting alley is required with zoning approval.

DECISION

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have the parking place established by permit on proposed Parcel A. This permit must be finalized.
2. Provide a sidesewer easement “along the line as-constructed” across proposed Parcel A to the benefit of proposed Parcel B must be included as part of the legal description.
3. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ____ of ____.”
4. Provide on the plat the any required Seattle City Light easement.
5. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
6. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all related permit application plans for any application for a permit to construct, demolish, or change use.

CONDITIONS – SEPA

None required.

Signature: (signature on file) Date: October 20, 2005
Lucas DeHerrera
Land Use Planner

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